

**HISTORIC PRESERVATION COMMISSION
HEARING MINUTES
JANUARY 10, 2013**

Commissioners

Scott Winnette, Chairman
Robert Jones, Vice Chairman
Gary Baker
Shawn Burns
Stephen Parnes
Tim Wesolek (not present)
Michael Simons
Brian Dylus, Alternate

Aldermanic Representative

Michael O'Connor

Staff

Lisa Mroszczyk Murphy, Historic Preservation Planner
Christina Martinkosky, Historic Preservation Planner
Scott Waxter, Assistant City Attorney
Matt Davis, Manager of Comprehensive Planning
Shannon Pyles, HPC Administrative Assistant

I. Call to Order

Mr. Winnette called the meeting to order at 6:00 P.M. He stated that the technical qualifications of the Commission and the staff are on file with the City of Frederick and are made a part of each and every case before the Commission. He also noted that the Frederick City Historic Preservation Commission uses the Guidelines adopted by the Mayor and Board of Aldermen and the Secretary of the Interior's Standards for Rehabilitation published by the U. S. Department of the Interior, National Park Service, and these Guidelines are made a part of each and every case. All cases were duly advertised in the Frederick News Post in accordance with Section 301 of the Land Management Code.

Announcements

There were no announcements.

II. Approval of Minutes

1. December 13, 2012 Hearing Minutes

Vote: **7 - 0**

III. HPC Business

2. Administrative Approval Report

3. Code Enforcement Report

IV. Consent Items

a. Cases to be Approved

b. Cases to be Continued

V. Cases to be Heard

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| 4. HPC12-784
Install awnings
<i>Lisa Mroszczyk Murphy</i> | 241 N. Market Street | Ed Shihadeh, agent |
|--|-----------------------------|---------------------------|

Ms. Murphy entered the entire staff report into the record.

- Motion:** Brian Dylus moved to approve the application in accordance with the staff recommendation as the addition of the awnings do not impact the rhythm of the street and they are not uncharacteristic of awnings already installed with the conditions that:
- The awnings fit the existing openings;
 - The frames are anchored into the mortar joints only;
 - The necessary clearance for head height from the sidewalk is provided; and
 - The fabric is loose on the frame.

Second: Shawn Burns
Vote: 7 – 0

- | | | |
|---|------------------------------|---|
| 5. HPC12-820
Add awnings and light fixtures, modify signage and windows
<i>Lisa Mroszczyk Murphy</i> | 125 S. Carroll Street | CSB Corporation
Michael Smariga, agent |
|---|------------------------------|---|

Ms. Murphy entered the entire staff report into the record.

- Motion:** Brian Dylus moved to approve the installation of the awnings as detailed on the applicants sketch Letter A dated 12/19/12 with the following conditions:
- The fabric is slightly loose on the frames and the valances hang free;
 - The necessary code required head clearance is provided.
- Secondly the approval of the drop awning that is also shown on sketch A dated 12/19/12. He also moved to approve the applicant's request in accordance with Sketch B dated 12/19/12 the top portion titled "Existing Window With Bars" and that is that the bars remain and that Row #1 (top row) and Row #4 (bottom row) remain as currently installed and Row #2 and Row #3 be removed and replaced with clear glass with the condition that any Plexiglas be replaced with clear glass as well. He went on to move approval for the revision to the directory sign with the condition that it is anchored into the same location as existing sign or anchored into

mortar joints only to limit the damage to the brick wall and that the final material selection is submitted to staff for approval if the existing sign is not to be reused and the installation of Union Fillament Sconce Milkglass by Restoration Hardware in either a Weathered Zinc or Weathered Bronze finish to be mounted pointing downward.

Second: Shawn Burns
Vote: 6 – 1, Stephen Parnes opposed

6. HPC12-830

526 N. Market Street

John Kirby Pontiac Inc.

Replace windows

Sean Kirby, agent

Lisa Mroszczyk Murphy

Ms. Murphy entered the entire staff report into the record.

Motion: Brian Dylus moved to approve the replacement in-kind of only those windows labeled on the overall photographs submitted with the application of the building and those numbers are 4, 5, 13, 15, 19, 23, 27, 30, 31 north, 31 south, 33 and 35 because they are severely deteriorated and missing with the conditions:

- The new windows have a non-clad wood exterior;
- The new windows duplicate the dimensions of the existing windows including the amount and proportion of glass;
- The existing openings are not reduced in size to accommodate the new windows;
- The existing frames are preserved to the extent possible;
- A non-metallic spacer bar is included for the insulated glass; and
- A drawing detailing a typical installation is submitted to staff approval.

He also recommended approval for the repair in-kind the balance of the windows on the building and those windows are labeled 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17, 18, 20, 21, 22, 24, 25, 26, 28, 29, 32, 34, 36, 37 and further that the two unnumbered windows—the eastern most window on the second floor on both the north and south side of the building—be subject to a field review by staff to determine if those windows are to be repaired in-kind or replaced as outlined earlier in this motion with any sills that need to be replaced are replaced in-kind.

Second: Gary Baker
Vote: 7 - 0

7. HPC12-832

121 Water Street

50 Ridgefield, LLC

Concrete slab and HVAC unit at basement entrance

Duane Dillard, agent

Lisa Mroszczyk Murphy

Ms. Murphy entered the entire staff report into the record.

Motion: Brian Dylus moved to approve the application based on the information the in application that the basement entrance had been altered so that it was no longer historically intact and because it will not negatively impact the overall building, site or streetscape.

Second: Shawn Burns
Vote: 5 – 2, Gary Baker & Michael Simons opposed.

The meeting was adjourned at approximately 7:30 PM.

Respectfully Submitted,

Shannon Pyles,
Administrative Assistant

APPROVED